

Woodland Hills of Southgate Board Meeting Minutes February 23rd, 2023

CALL TO ORDER: The meeting was called to order at 6.00 pm by Dave Basinger Board President.

ATTENDANCE: Board members present were Dave Basinger, Taylor Bisig, Donna Shultz, Victoria Plemmons and Jim Kasper. Nancy Caywood, and Emily Bowcock were present on behalf of Towne Properties.

APPROVAL OF MEETING MINUTES: January 26th, 2023, minutes were approved.

OPEN DISCUSSION: Various topics were discussed.

COMMITTEE REPORTS:

Landscape: Dave Basinger reported that Fredericks did the edging, along with starting Spring clean-up. They cut back the burning bush at entrance, removed a tree at Clubhouse and trimmed back the tree at Pool 1.

Finance: Donna Shultz reported everything was in order prior to the meeting.

Clubhouse: Jim Kasper read the Clubhouse Report. The Clubhouse was rented five times in the month of January generating income of \$380.00.

Management Report: Management recapped the written management report noting the financial information for January 2023.

Financial Report for: January 2023

Income:	YTD	\$101,253.57
Expenses	YTD	\$100,272.23
Bank Balance Operating Account:		\$148,163.08
Reserve Account balance:		\$791,663.41

Year to date expenses that have been paid from the reserve account total- \$8,507.25.

UNFINISHED BUSINESS:

Management is still waiting John Lampe from CT Consultants for the engineering report regarding the footers at 30-2.

Steps connecting Woodland Hills Drive to clubhouse is tabled until after SD1's project is completed.

Jeff Flarety has completed his review of the upcoming SD1 project and will be meeting with the Board and management on Wednesday March 1st, 2023.

NEW BUSINESS:

To reduce dog waste on property, Board approved for an additional 9 pet stations to be added to property.

Management will order approved gold door numbers, to replace all mismatched or missing numbers on interior doors.

Bryan will be installing the cameras at building 58 by Fox Chase entrance.

Board reviewed the updated pool rules reflecting the new changes from the Health Department. These rules will be passed out to all residents before the opening of the pools. Additionally, new signs will be and posted at pools that include all pool rules.

CLOSED SESSION:

Nancy Caywood reviewed those in foreclosure and those receiving ten-day notices.

Adjournment: 8.15 PM

NEXT MEETING DATE: The next scheduled meeting is Thursday March 23, 2023, at 3.00 PM.